



# VILLAGE OF COLD SPRING

85 MAIN STREET, COLD SPRING, NY 10516

TEL: (845) 265-3611

FAX: (845) 265-1002

WEB: WWW.COLDSRINGNY.GOV

**DAVE MERANDY, MAYOR**

mayor@coldspringny.gov

**MARIE EARLY, TRUSTEE**

trustee.early@coldspringny.gov

**LYNN MILLER, TRUSTEE**

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treasurer@coldspringny.gov

**JOHN W. FURST, ATTORNEY**

**WILLIAM BUJARSKI, BUILDING INSPECTOR**

building@coldspringny.gov

**CODE ENFORCEMENT TEL: (845) 265-3964**

**GREGORY R. PHILLIPS, WATER SUPERINTENDENT**

vcswater@bestweb.net

## Board of Trustees Agenda August 9, 2016 at 7:30 pm

1. Pledge of Allegiance
2. Roll call
3. Monthly reports –Recreation Commission, Planning, Zoning Board of Appeals, Town of Philipstown, Historic District Review Board, Putnam County, Cold Spring Boat Club, Fire Company, Parking Committee, Tree Advisory Board, Code Update Committee
4. Report of Water and Wastewater Departments- Review bids for replacement of water meters
5. Report of Code Enforcement
6. Report of the Highway Department
7. Report Police Department
8. Justice Court Report
9. Report of the Mayor and Board of Trustees
10. Correspondence
11. Old Business
  - Review property appraisal for Form Factory LLC, 178 Main Street
12. New Business
  - Approve tree service/contractor's application
13. Approval of bills
14. Approval of minutes
15. Public Comment

July, 2016 report from the Code Update Committee:

There was a conference call with NYSERDA on July 1 (previously reported) .

The CUC held two formal meetings in July. During those meetings, parking standards were discussed although not finalized. The consultant's recommendations on parking were received, the parking standards were updated and circulated for review and incorporation.

Also during those meetings, and in multiple informal meetings during the month, the committee worked on the materials for the first public meeting, scheduled for August 3. The purpose of that meeting and an outline of the topics for that meeting were finalized. Although the public meeting is a NYSERDA requirement, conducting such a meeting is a valuable way to obtain public input to determine, among other things, if the committee is on the right path, that it is covering topics of interest to residents, and determining if some missing topics need to be incorporated

The results of the August 3 public meeting will be covered in the August, 2016 CUC report.

Respectfully submitted,  
Marie Early

# (V) Cold Spring - Replacement of Water Meters

## SUMMARY OF BIDS RECEIVED

BID OPENING DATE: 8/4/2016 TIME: 2:00 PM

PAGE 1 OF 1

Bid Items					Bidder				
					Keystone Utility Systems		East National Water		
ITEM	DESCRIPTION	UNIT	QTY		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	TOTAL
1	Mobilization/Demobilization	Lump Sum	1		\$15,000.00	\$15,000.00	\$23,000.00	\$23,000.00	\$0.00
2	5/8 x 3/4 Meter Replacement	Each	840		\$166.00	\$139,440.00	\$90.00	\$75,600.00	\$0.00
3	1" Meter Replacement	Each	17		\$166.00	\$2,822.00	\$90.00	\$1,530.00	\$0.00
4	2" Meter Replacement	Each	23		\$233.00	\$5,359.00	\$250.00	\$5,750.00	\$0.00
5	2" Compound meter Replacement	Each	1		\$357.00	\$357.00	\$550.00	\$550.00	\$0.00
6	End Point installation and Activation less than 25ft from Meter	Each	881		\$18.00	\$15,858.00	\$35.00	\$30,835.00	\$0.00
7	Extended Endpoint wiring greater than 25 ft less than 50 ft	Each	12		\$90.00	\$1,080.00	\$45.00	\$540.00	\$0.00
8	Meter Coupling	Each	12		\$101.00	\$1,212.00	\$30.00	\$360.00	\$0.00
9	Meter Salvage Credit	Each	881		-\$2.00	-\$1,762.00	\$0.00	\$0.00	\$0.00
TOTAL					\$179,366.00		\$138,165.00		\$0.00
NON-COLLUSIVE BID CERTIFICATE					YES		YES		
ADDENDUM ACKNOWLEDGEMENT					NO		YES		
AMOUNT OF PROPOSED GUARANTEE					\$11,250.00		5% OF BID		
SURETY COMPANY					Platt River Insurance Co.		Fidelity and Deposit Company of Maryland		

Oakwood Environmental Associates



# VILLAGE OF COLD SPRING

85 MAIN STREET

COLD SPRING, NEW YORK 10516

INCORPORATED APRIL 22, 1846

## CODE ENFORCEMENT

Office of the Building, Zoning & Fire Inspector

PHONE (845) 265-3964 FAX (845) 265-1002

## **Code Enforcement Report for the Month of** **July 2016**

### **Permits Issued: (3)**

164 Main Street, Shed  
13 West Bank Street, Porch  
8 Locust Ridge, Shed Demolition

### **Alarm Permits (0)**

None

### **Building/Complaint Inspections: (17)**

2 Depot square, Pool Removal – Inspection  
The Chapel, Sigh Kiosk - Footing Inspection  
68 Main Street, Int. Alt – Framing Inspection  
230 Main Street, New Residence – Foundation Inspection  
37 Chestnut Street, Garbage Complaint – Inspection  
CS Boat Club, DEC Project – Progress Inspection  
178 Main Street, Retaining Wall - Inspection & Pics (3)  
76 Main Street, basement Apartment – Inspection  
68 Main Street, Alt & Add – Rough Plumbing  
7 Bank Street, Renovation – CO Inspection  
13 West Bank Street, Decks – Framing Inspection  
37 Paulding Avenue, Generator – CO Inspection  
4 Stone Street, Barn Rehab – Compliance Inspection  
9 Orchard Street, Pool – CO Inspection  
9 Orchard Street, Shed – CO Inspection  
12 Mountain Avenue, Rubbish Complaint – Inspection  
9 High Street, Alterations – CO Inspection

b

### **Certificates of Occupancy/Compliance Issued: (5)**

8 Whitehill Place, Solar  
9 Orchard Street, Pool  
9 Orchard Street, Shed  
8 Fish Street, Fence  
8 Fish Street, Side Entrance

**Complaints/Violations: (16)**

159 Main Street, Foundation Stucco – Complaint, Correspondence & Owner to File  
11 Kemble Avenue, Maint. Complaint – Under Review  
27 Chestnut Street, Garbage – Unfounded  
178 – 180 Main Street, Retaining Wall & Garbage Complaint - UNDER continuing REVIEW  
19 High Street, Well & Heating – Stop Work No Permit, Progress Pending  
178 Main Street, Fuel Contamination Complaint – DEC, No Further Action  
Butterfield Project, Bldg. No. 2 – Door vs Window HDRB Complaint – Pending Meeting w/ HDRB  
45 Parrott Street, Air B&B Complaint – Under Review & Pending Notice to Remedy  
45 Parrott Street, LPG Tank & Fire Pit Complaint - Under Review & Found Compliant  
103-105 Main Street, Sign Complaint – Resolved  
15 Main Street, Health Department Complaint – Unfounded  
7 Church Street, Illegal Apartment Complaint – Under Review  
12 Mountain Avenue, Abandon Building Maintenance Complaint – Property Manager Notified  
6 B Street, Abandoned Building Misc. Safety Complaints – Property Manager Notified  
76 Main Street, Basement Apartment Legality – Owner Notified  
Furnace Street & Wall Street, Retaining Wall Complaint – Resolved

**Referrals: (3)**

1 Depot Square, Low Wall Facing – HDRB  
241 Main Street, Fence – HDRB  
16 Fair Street, Windows – HDRB

**Fire Inspections (0)**

None

**Fire/Inspection Violations (0)**

None

**Noise Ordinance Waivers (0)**

None

**Records Search (6)**

3 Forge Gate Dr., Unit B2A  
15 Garden Street (Reissued)  
52 Morris Avenue  
129-131 Main Street  
8 Fish Street  
17 Parsonage Street

**New Matters before Code Enforcement – July 2016: (20)****Dumpster/Pod Permits (0)**

None

**FOILS (2)**

24 Main Street  
113-115 Main Street

**Meetings/Appointments (30)****Fees Collected:**

June 2016: \$1,708.00

Year to Date: \$7,154.00

**Other Matters: (7)**

CS Boat Club, DEC Project  
Philipstown & Cold Spring Coordination of Inspections  
Floodplain Management Valhalla, NY – CEUs  
Butterfield Project  
Air B&B Complaints  
June Monthly Report  
Monthly Reports 2010 to 2017, Town Clerk

Submitted,

A handwritten signature in black ink, appearing to read 'Will Bujarski', with a stylized flourish at the end.

**William C. Bujarski, RA CCEO**

**Copy to:** Mayor, Village Board, Village Clerk & Village Attorney

APPRAISAL OF PROPERTY  
FORM FACTORY LLC  
VACANT LAND-0.13 ACRES  
178 MAIN STREET  
PUTNAM COUNTY  
COLD SPRING, NEW YORK

VALUATION CONSULTANTS, INC.

6 Front Street  
Newburgh, New York  
12550



Tel. 845-568-0600

Fax. 845-568-0699

July 28, 2016

Ms. Juhee Lee-Hartford  
Form Factory LLC  
178 Main Street  
Cold Spring, New York 10516

RE: APPRAISAL OF PROPERTY - Our File E607019  
FORM FACTORY LLC  
VACANT LAND-.013 ACRES  
178 MAIN STREET PUTNAM COUNTY  
COLD SPRING, NEW YORK 10516

Dear Ms. Lee-Hartford:

As per your request and in accordance with the instructions set forth in the engagement letter, we are pleased to submit the accompanying Appraisal Report on the above captioned property. The report, including exhibits, fully describes the various approaches and contains all pertinent data gathered in the investigation of the subject property.

The subject is  $\pm$ .013 acres of commercial village land; primarily a grass and dirt front yard, attached to a single tax lot that is owned by Form Factory LLC.

The value opinion reported below is qualified by certain assumptions, limiting conditions, certifications, and definitions, which are set forth in the report. This report was prepared for Form Factory LLC, the client, and is intended only for their specified use. The property was inspected by and this report was prepared by Gregory R. Langer. This appraisal report was prepared in accordance with our interpretation of USPAP, FDIC, OCC and FIRREA Appraisal Policies and Guidelines.

After careful consideration we have concluded the Fee Simple Value of the subject property "as is," in accordance with its highest and best use including land and improvements as of July 19, 2016 to be:

**EIGHT HUNDRED DOLLARS  
(\$800)**

Thank you for asking us to serve you in this matter.

Respectfully submitted,

A handwritten signature of Gregory R. Langer in black ink.  
GREGORY R. LANGER

VALUATION CONSULTANTS, INC.



### CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved in the assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics of the Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- Gregory R. Langer has made a personal inspection of the property that is the subject of this report.
- No one provided significant appraisal, appraisal review, or appraisal consulting assistance to the person signing this certification, other than Regina Martinez.
- We have not provided any appraisal or consulting services nor any other services with regard to the property, such as property management, leasing, brokerage, auction, or investment advisory services in the past three years.
- As of the date of this report, Gregory R. Langer is a Practicing Affiliate of the Appraisal Institute and is current in his continuing education cycle requirements.

  
GREGORY R. LANGER

Certified General Appraiser #46000043405

VALUATION CONSULTANTS, INC.

# Village of Cold Spring

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85 Main Street, Cold Spring, New York 10516

Phone (845)265-3611 Fax (845)265-1002

## **-Approved Tree Service /Contractors Application-**

Successful completion of this application and the approval of the applicant by the Village will expedite the Villages ability to add applicants to the approved Tree Service Provider list. This application is for the benefit of the Village of Cold Spring only and for reference of qualified Tree Service Providers & Professionals making application as same.

General Information: (please Print or type).

\*Legal Company Name: (do not use abbreviations or symbols unless they are used as a legal company description).

\_\_\_\_\_.

Company Address: \_\_\_\_\_ . City \_\_\_\_\_ .  
State \_\_\_\_\_ . Zip Code \_\_\_\_\_ .

Name of Company President/CEO; \_\_\_\_\_.

Contact Name: \_\_\_\_\_.

Phone Number: \_\_\_\_\_ Cell : \_\_\_\_\_.

Email: \_\_\_\_\_ . Web site: \_\_\_\_\_.

Please list applicable designations, credentials, licenses and / or services provided by your firm. Please indicate names of any/all ISA Certified Arborists on staff:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please list any applicable equipment not listed above but relevant to firms technical abilities

\_\_\_\_\_  
\_\_\_\_\_  
Name & Signature of applicant \_\_\_\_\_ Date: \_\_\_\_\_.

\*Proof of Insurance : Applicants are requested to provide evidence of General Liability Insurance ( limits not less than \$1,000,000. /\$2,000,000.agg. ) in addition to applicable Workers Compensation Insurance by either 'Certificate of Insurance' or a copy of the current Declarations page' of their policy(s). (Applicant is required to maintain current evidence of Insurance and notify Village of relevant changes regarding insurability.

Processing: The Village Clerks office will process application for and applicable fee of \$20.00 (to be waived by the Village Board at this time).

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For Official Use only:

: Completed/ Acceptable Application \_\_\_\_\_.

Evidence of Insurance (Certificate of Insurance or Declarations Page(s) ) \_\_\_\_\_.

Date of Expiration G.L. \_\_\_\_\_ Workers Compensation: \_\_\_\_\_.

Application Fee Paid: \_\_\_\_\_ waived \_\_\_\_\_.

Date of application ; \_\_\_\_\_ date of approval: \_\_\_\_\_.